FILE BOX 4

FORM NO. WD-1

BOOK 6584 PAGE 718

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June 19 85

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, Attys., Suite 500, One Church St. Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Miles, II (NAME)	"OWNERS" (NAME)	MAP-130-3
4323 Sunny Brook Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL-46
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BM 07765

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas J. Beauchamp and wife, Sharon A. Beauchamp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Alfred Miles, II and wife, Gail M. Miles

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, the easterly 50 feet 5 inches front and 50 feet rear of Lot No. 2 and the westerly 80 feet 3 inches front and 80 feet rear of Lot No. 3 of Block No. 10 on the Plat of John Calhoun's re-subdivision of a part of Royal Oaks Subdivision, as of record in Book 547, Page 167, said Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 2 and 3 front together 130 feet 8 inches on the southerly side of Sunny Brook Drive, and run back 210 feet 9 inches, more or less, on the westerly line, and 202 feet, more or less, on the easterly line, to a dead line in the rear, measuring 130 feet thereon.

Being the same property conveyed to Thomas J. Beauchamp and wife, Sharon A. Beauchamp by deed from Norman H. McNair, Jr. and wife, Cynthia M. McNair of record in Book 5381, Page 934, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 4323 Sunny Brook Dr., Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 13th day of June, 19 85

THOMAS J. BEAUCHAMP

SHARON A. BEAUCHAMP

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas J. Beauchamp and wife, Sharon A. Beauchamp

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of June, 1985.

Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Thomas J. Beauchamp and wife,

Sharon A. Beauchamp

TO

Richard A. Miles, II and wife,

Gail M. Miles

J. 1. 3. 8 8 2.

IDENTIF. REFERENCE

JUN 18 1 18 PM '85

DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6584 PAGE 720

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			20000.00- CAMT.	
	VD		20000.00 CAMT.	
			200000.00- CAMT.	
			520.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 526.50-	
			9259A06/18/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 3 8 8 2

IDENTIF. REFERENCE

JUN 18 1 18 PM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 145703